

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JULY 27, 2018

1. Notice of the meeting was posted at the Town Hall and on the Town's internet site. A quorum was present with Kris Hampton, Jerry Meylor, Phil Bultman, Steve Anders, Dave Muehl, Wilmer Larson and Virgil Schroeder in attendance. Town Clerk Kim Banigan and Town Board Supervisor Mike DuPlayee were also present.
2. Chair Kris Hampton called the meeting to order at 7:00 P.M.
3. Approve minutes of the previous meetings: **MOTION** by Bultman/Meylor to approve the minutes from the June 27, 2018 meeting as printed. **MOTION CARRIED 6-0-1** (Schroeder abstained).
4. Public Concerns: None.
5. John Welch, Solid Waste Manager, Dane County Public Works, Solid Waste Division: Discuss status of the Dane County's possible purchase of the farm at 3087 Luds Lane and anticipated future use of same: Welch confirmed that the County Board has approved purchasing the 71-72 acre Hlavac farm, primarily due to its proximity to the Rodefild Landfill site and its having suitable soil types (clay and other fine grained soil) to use in the landfill cap and liner. Welch provided the following information in response to questions from Hampton:
 - The County intends to use up the clay in a borrow site in the Town of Westport before it uses any clay from the Hlavac site, which is predicted to take 4-6 years. In the mean time, they will continue to rent out the farm land. Use for the buildings is not definite, the house is rented out until early next year. Some of the outbuildings would be useful for storage of landfill related equipment.
 - Luds Lane will be the haul route for materials leaving the farm, the County would restore the road to its prior condition once hauling is complete.
 - Test holes have shown the average depth of the usable materials to be 3 feet. Multiplied by 50 acres would yield 250,000 cubic yards of material. Topsoil would be stockpiled on site and spread back on the site.
 - The County would be required to work with the WDNR and Dane County Land and Water Resources department to ensure wetlands are not impacted. They would also be required to follow Dane County's non-metallic mining reclamation laws.
 - The property will be surveyed, and if the Town would like any additional points located, Welch offered to include them.
 - Clay from the borrow site the County owns on County N south of Hwy 12 & 18 will be utilized at the same time the Hlavac farm materials are used, and between the two sites, there will be enough material to finish up the Rodefild landfill. (Prior agreements with municipalities prohibited the county from using material from the County N site.)
 - The Rodefild landfill has approximately 11-12 years of life remaining, although an option exists that could add another 5 years on the same footprint with WDNR approval. A location for a successor site has not been selected yet.
 - The odor problems last year caught them by surprise, Welch attributed them to the wet spring and early summer leading to anaerobic conditions that cause rapid gas production. The County invested \$0.5 million in gas collection, vapor neutralizing and other technologies to reduce it the odors, and complaints have been fewer this year. Welch said there will always be some days where odors are noticeable, and complaints are taken seriously.

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6. Amy Fluke, applicant and landowner, parcel 0711-303-9765-0 at 3098 Hope Hollow Trail – requesting rezone from B-1 to A-2(2) for 2.13 acres for compliance with existing residence and plans to build accessory building for personal use: Fluke explained that they had decided not to go through with plans for a wedding barn that they obtained the B-1 zoning for, nor do they have any other business ventured planned on the property. The house is not compliant with current zoning, nor would a garage/shed for personal use be. **MOTION** by Anders/Bultman to recommend rezoning 2.13 acres from B-1 to A-2(2) for compliance with existing residence and plans to build accessory building for personal use. **MOTION CARRIED 7-0.**
7. Edward J. and Carol Knapton, applicants and landowners, parcels 0711-073-8090-2 and 0711-073-8390-9 at 4311 Vilas Hope Road – requesting rezone of 34.0 acres from A1-EX and C-2 to A-B with a Conditional Use Permit to allow for agriculture related use (garden center), landscaping business, and residence for owner of agricultural operation (farm residence) (for zoning compliance for existing business): Mr. Knapton explained that when he inquired with Dane County about zoning under the proposed Chapter 10 revisions, he learned that his property is not properly zoned for the current use. He initially applied for C-2 zoning, but County Zoning Administrator Roger Lane suggested AB-1 would work better with the Town's comprehensive plan. Lane re-wrote the application accordingly, including a application for a CUP for the farm residence and garden center. In reading the CUP language under DCCO 10.121(3)(a) and (b), Hampton questioned the limit of 4 full time employees annually. Knapton said they have way more employees than that. **MOTION** by Hampton/Larson to table for clarification from Lane about whether the proposed CUP would work due to the number of employees. **MOTION CARRIED 7-0.**
8. William J. and Sheryl D. Rickerman, applicants and landowners, parcel 0711-321-8530-8 at 2760 US Highway 12 & 18 – requesting rezone of 5.07 acres from RH-2 to C-2 for Snap On tool business and a Conditional Use Permit for a caretaker's residence: The Rickerman's had received approval from the Town for a similar request back in 2015, but did not carry it through to Dane County. The only change from the 2015 application was that the commercial building will be 40' x 40' rather than 30' x 40'. Discussion was that nothing has changed since 2015, and although the property is not in the commercial future land use district, it is sandwiched between existing commercial. **MOTION** by Hampton/Schroeder to recommend approval of rezoning of 5.07 acres from RH-2 to C-2 for Snap On tool business and a Conditional Use Permit for a caretaker's residence under DCCO 10.14(2)(i), with the following conditions:
 - parking or storing of motor vehicles related to the business, limited to 4.
 - Warehousing and storage of incidentals related to permitted use.
 - Commercial building to be 40' x 40'.
 - No signage or exterior lighting.The six conditions under DCCO 10.255(2)(b) for the conditional use were all considered satisfied. **MOTION CARRIED 7-0.**
9. ADJOURNMENT: Prior to adjournment, Commission members had a brief discussion about the implications of 2017 Wisconsin Act 67 on CUP approvals in the Town. **MOTION** by Muehl/Larson to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 8:07 P.M.

Submitted by: Kim Banigan, Clerk

Approved: 08/22/2018